



September 18, 2007 CPC
~~October 16, 2007 CPC~~
October 24, 2007 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

08SN0111

Twin Rivers LLC

Bermuda Magisterial District
Enon Elementary, Chester Middle and Thomas Dale High Schools Attendance Zones
Southwest quadrant of Meadowville and North Enon Church Roads

REQUEST: Rezoning from General Industrial (I-2) to General Business (C-5) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A mixed use development consisting of residential and commercial uses is proposed.

STAFF RECOMMENDATION

On October 16, 2007, due to a tie vote, this case was carried over to the Planning Commission's November 20, 2007, meeting. Therefore, the Board should defer the proposal pending the Planning Commission's actions.

CASE HISTORY

Planning Commission Meeting (9/18/07):

On their own motion, the Commission deferred this case to their October 16, 2007, meeting.

Staff (9/19/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than September 24, 2007, for consideration at the Commission's October 16, 2007, meeting.

Applicant (9/26/07):

Revised proffered conditions were submitted.

Applicant (10/12/07 and 10/16/07):

Amended proffers and Textual Statement were submitted.

Planning Commission Meeting (10/16/07):

The applicant submitted additional revisions.

Staff had recommended deferral to allow time to evaluate the latest submissions. The applicant opposed the deferral and the Commission agreed to hear the case.

The applicant agreed to amend the cash proffer to address the full impact of any dwelling unit containing more than two (2) bedrooms.

Mr. Gecker expressed concern relative to the late submission of the revisions and the inability of staff and the Commission to evaluate those amendments.

Mr. Wilson suggested that Staff and the applicant would have an opportunity to correct technical issues prior the Board's consideration of the case. He indicated that it was important to move this case forward so as to coordinate the development with other area development in a timely manner.

Mr. Wilson made a motion to approve the request and accept the proffered conditions with the modification to the cash proffer. His motion was seconded by Mr. Litton. The vote on the motion was as follows:

AYES: Messrs. Litton and Wilson.

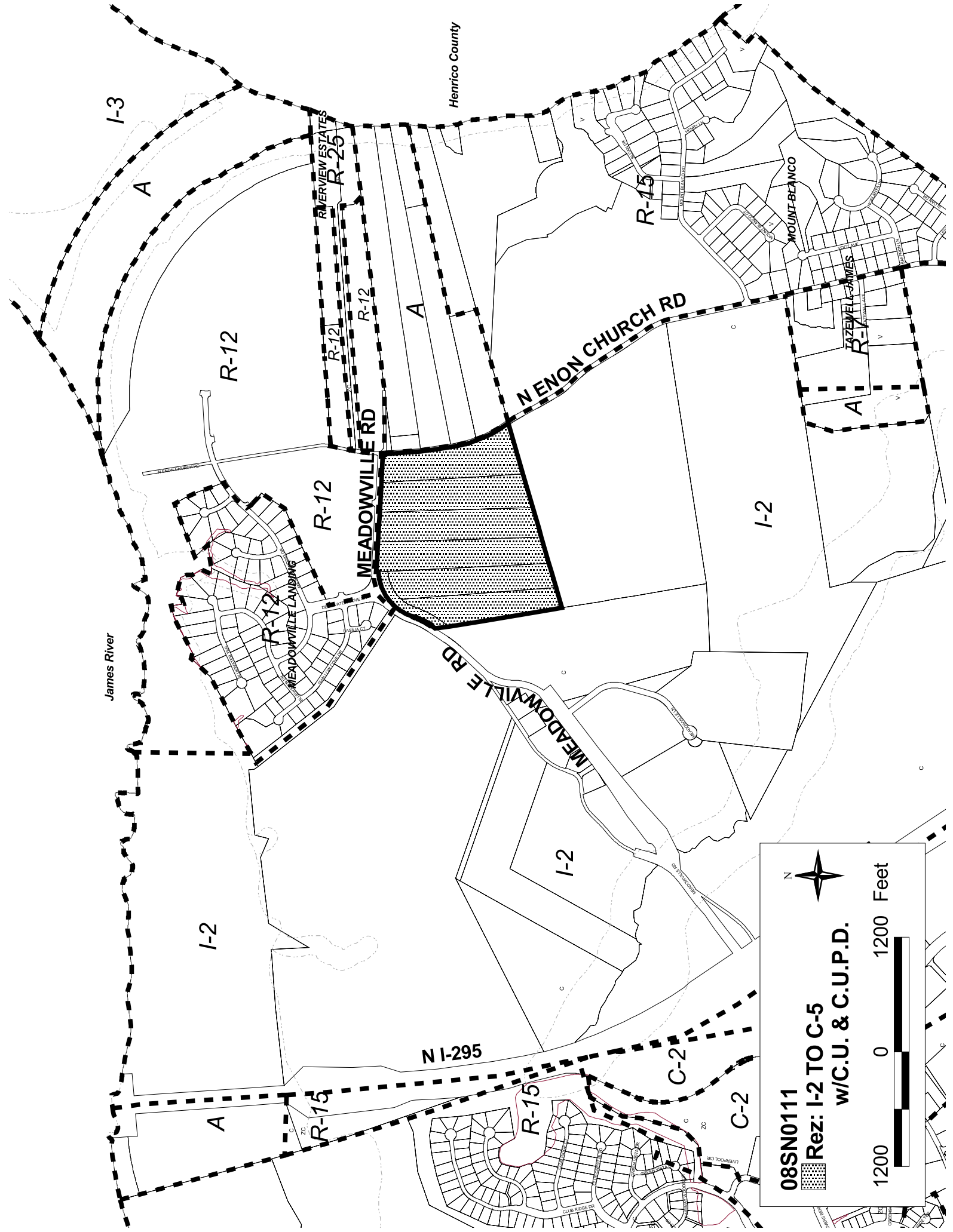
NAYS: Messrs. Gulley and Bass.

ABSTENTION: Mr. Gecker.

Due to a tie vote, the case was carried over to the Commission's December meeting.

The Board of Supervisors, on Wednesday, October 24, 2007, beginning at 6:30 p.m., will take under consideration this request.

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Rez: I-2 TO C-5

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